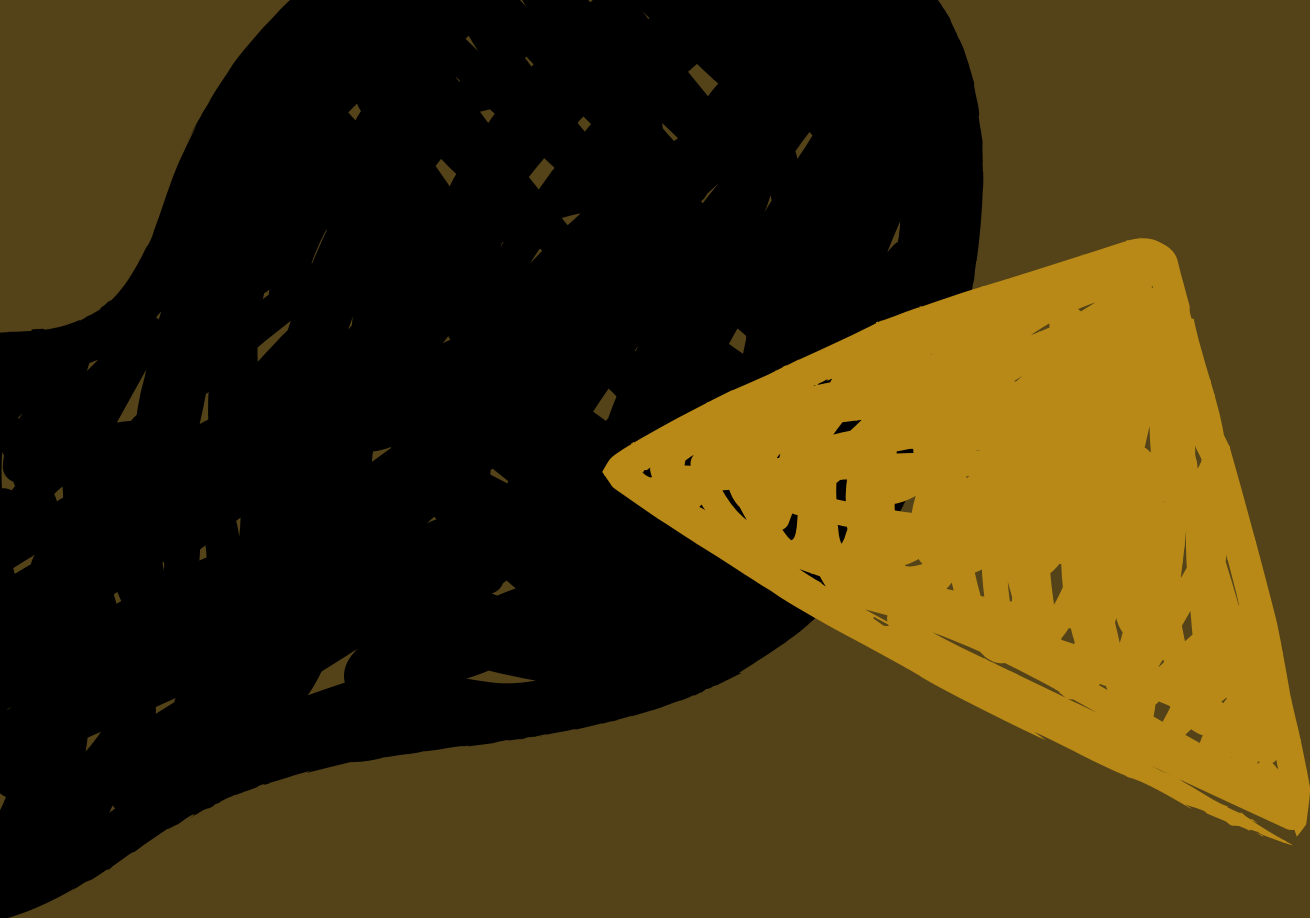


Balaji Oriana World

A premier residential project





Welcome to Balaji Oriana World

Balaji Oriana World offers a **unique living experience** with its modern design, strategic location, and exceptional amenities, making it the ideal choice for families and professionals seeking quality homes in Tathawade, Pune.

Project Type

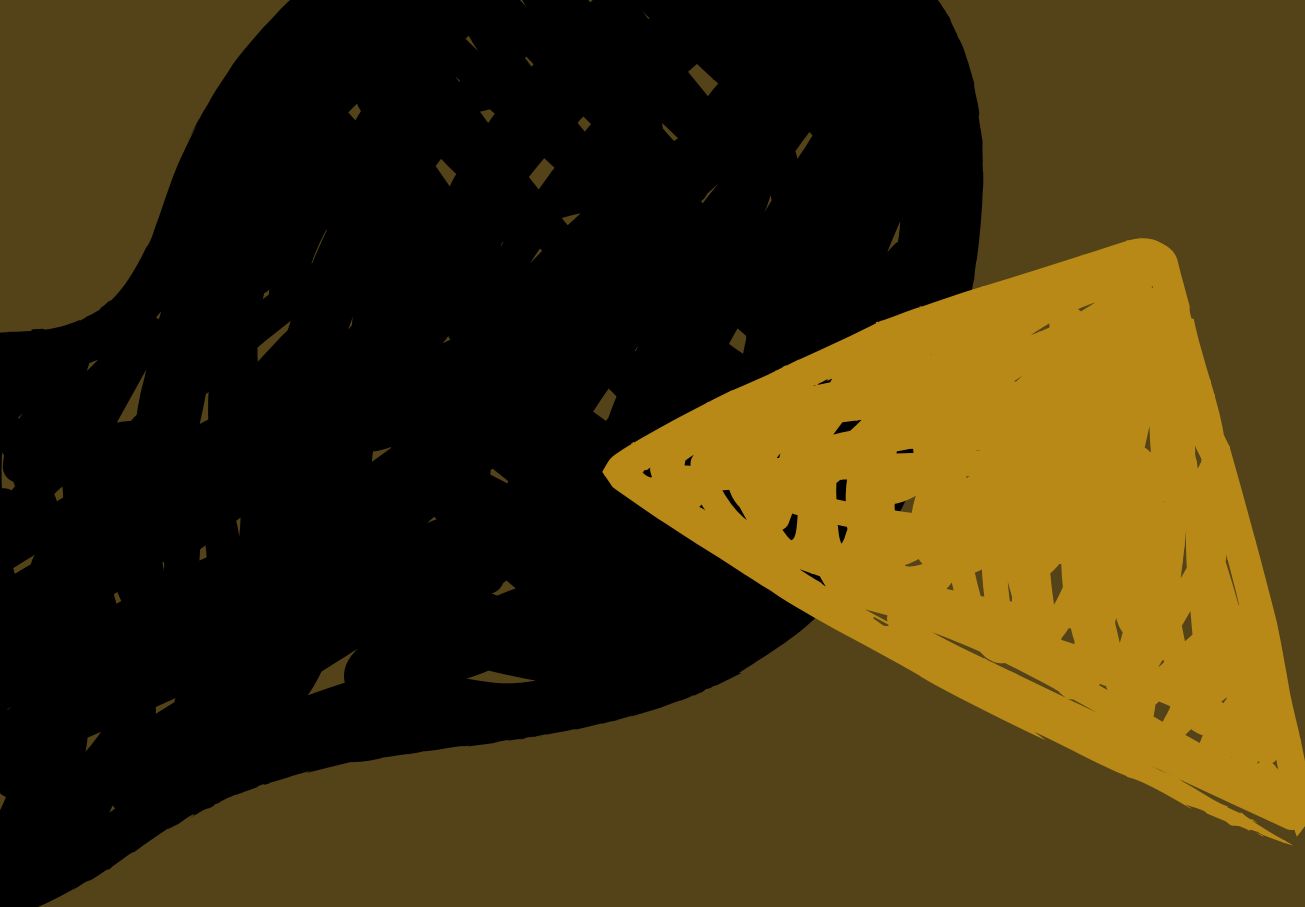
A residential community designed for contemporary living and comfort.

Overall Concept

Focused on sustainability, luxury, and community engagement for a balanced lifestyle.

Key Highlights

Features include spacious layouts, premium amenities, and strategic location advantages.



Location Advantage of Balaji Oriana World

Positioned strategically in Tathawade, Pune, Balaji Oriana World offers exceptional **accessibility and convenience** to key landmarks, enhancing the living experience for future residents and ensuring a promising investment opportunity.

Nearby Landmarks

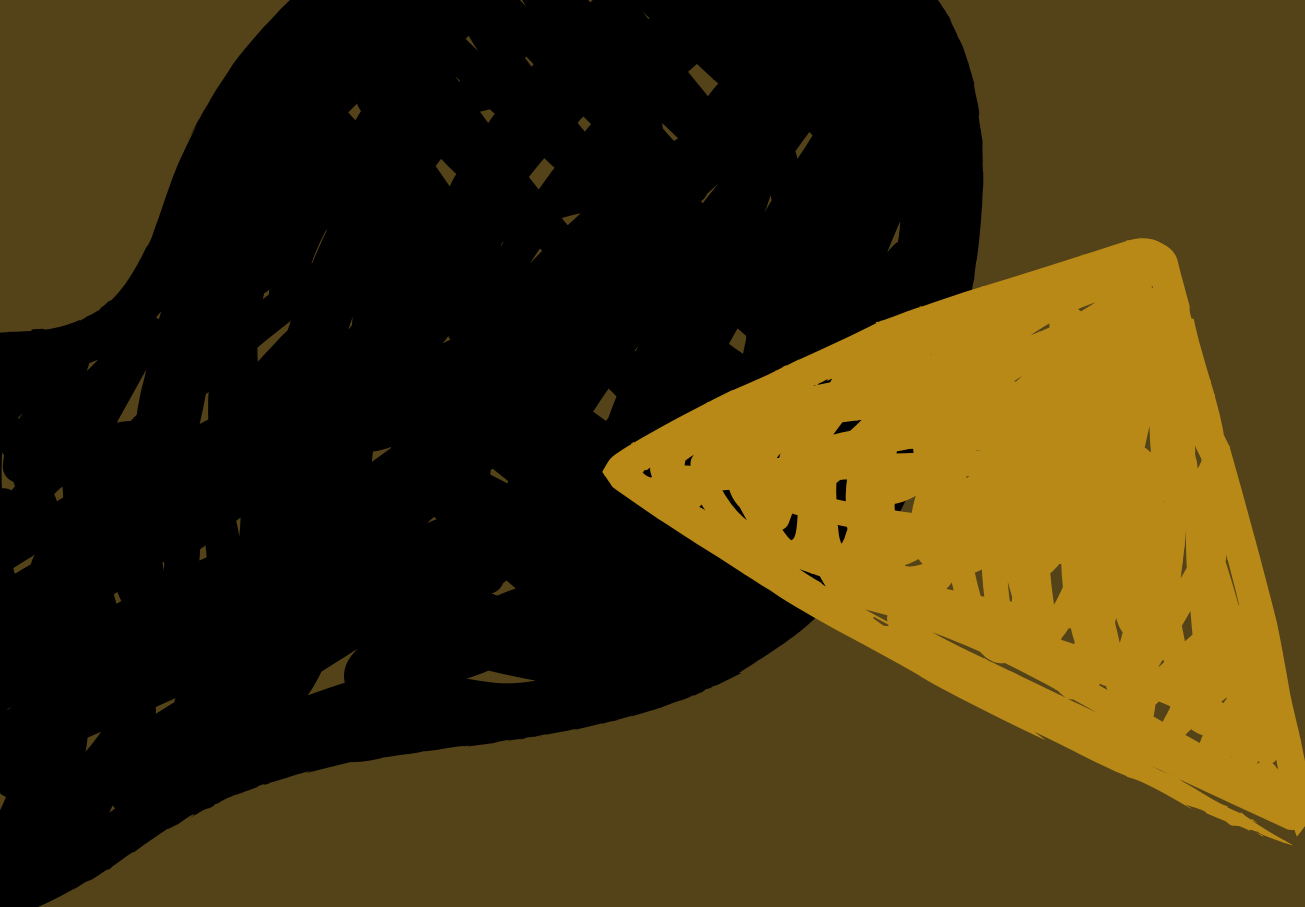
Dange Chowk and Pune-Mumbai Expressway are just minutes away.

Educational Hubs

Proximity to top educational institutions ensures quality learning for residents.

Commercial Access

Close to major commercial hubs, boosting job opportunities and lifestyle options.



Double Connectivity Benefits

The strategic **connectivity provided** by the Pune-Mumbai Expressway and Aundh-Ravet BRTS corridor enhances **commuting options** and accessibility to key areas, ensuring residents enjoy **seamless travel** to work and leisure destinations.

Commute Efficiency

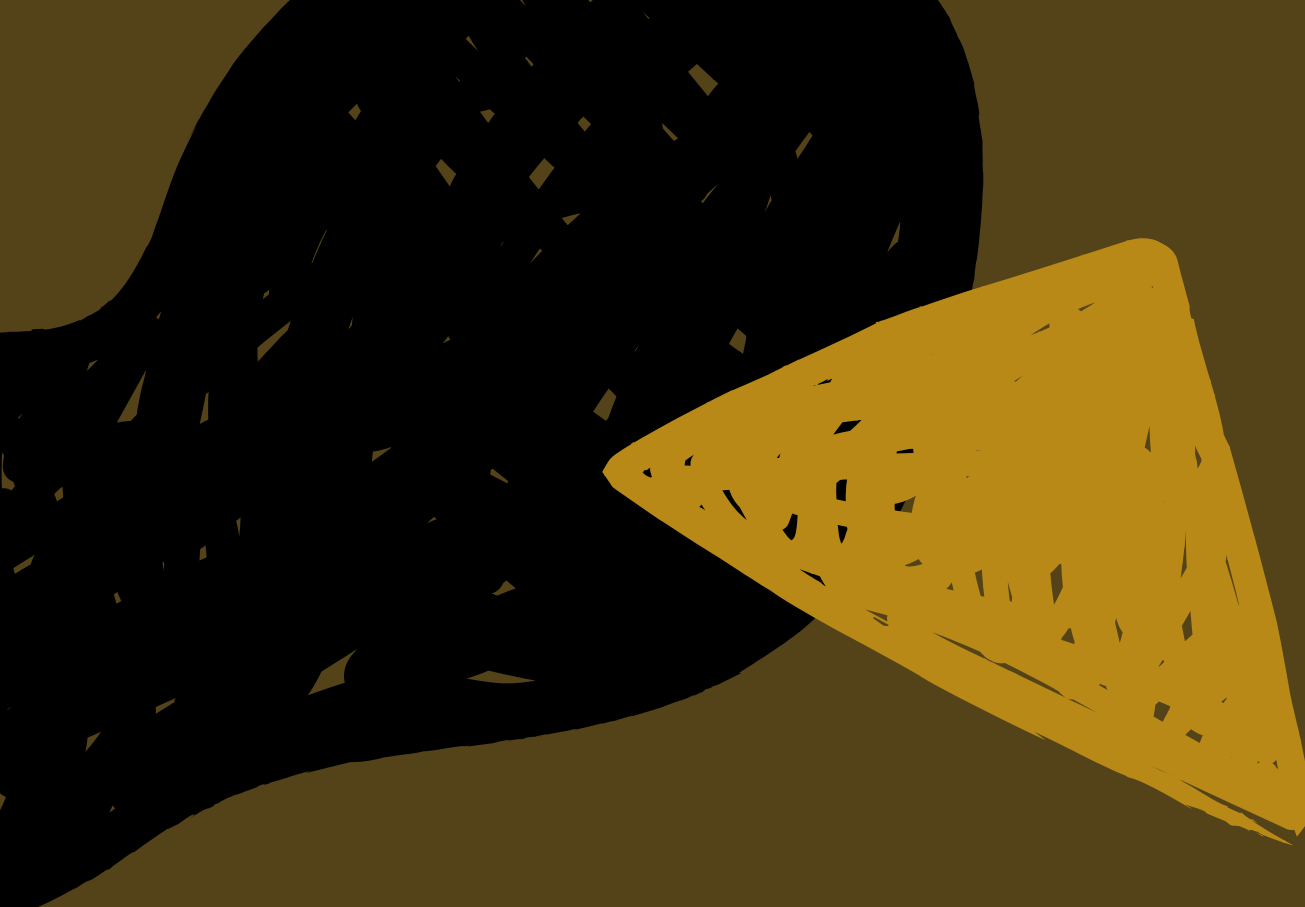
Fast access to major hubs reduces travel time significantly.

Enhanced Accessibility

Direct routes to educational and commercial centers improve daily convenience.

Future Growth

Expanding infrastructure promises increased property value over time.



Connectivity and Infrastructure Overview

Balaji Oriana World is strategically situated to ensure **optimal connectivity** through roadways, public transport, and future metro projects, making it an ideal choice for residents seeking convenience and accessibility in Tathawade, Pune.

Road Access

The project enjoys direct access to major roadways, enhancing commute flexibility.

Public Transport

Numerous bus routes operate nearby, ensuring convenient public transportation options.

Future Metro

Upcoming metro projects will further improve connectivity and ease of travel.

BHK Configurations and Layout Details

Balaji Oriana World offers diverse **BHK configurations** designed to meet various lifestyle needs, ensuring optimal space efficiency and vastu-compliance in every layout for a comfortable living experience.

1 BHK

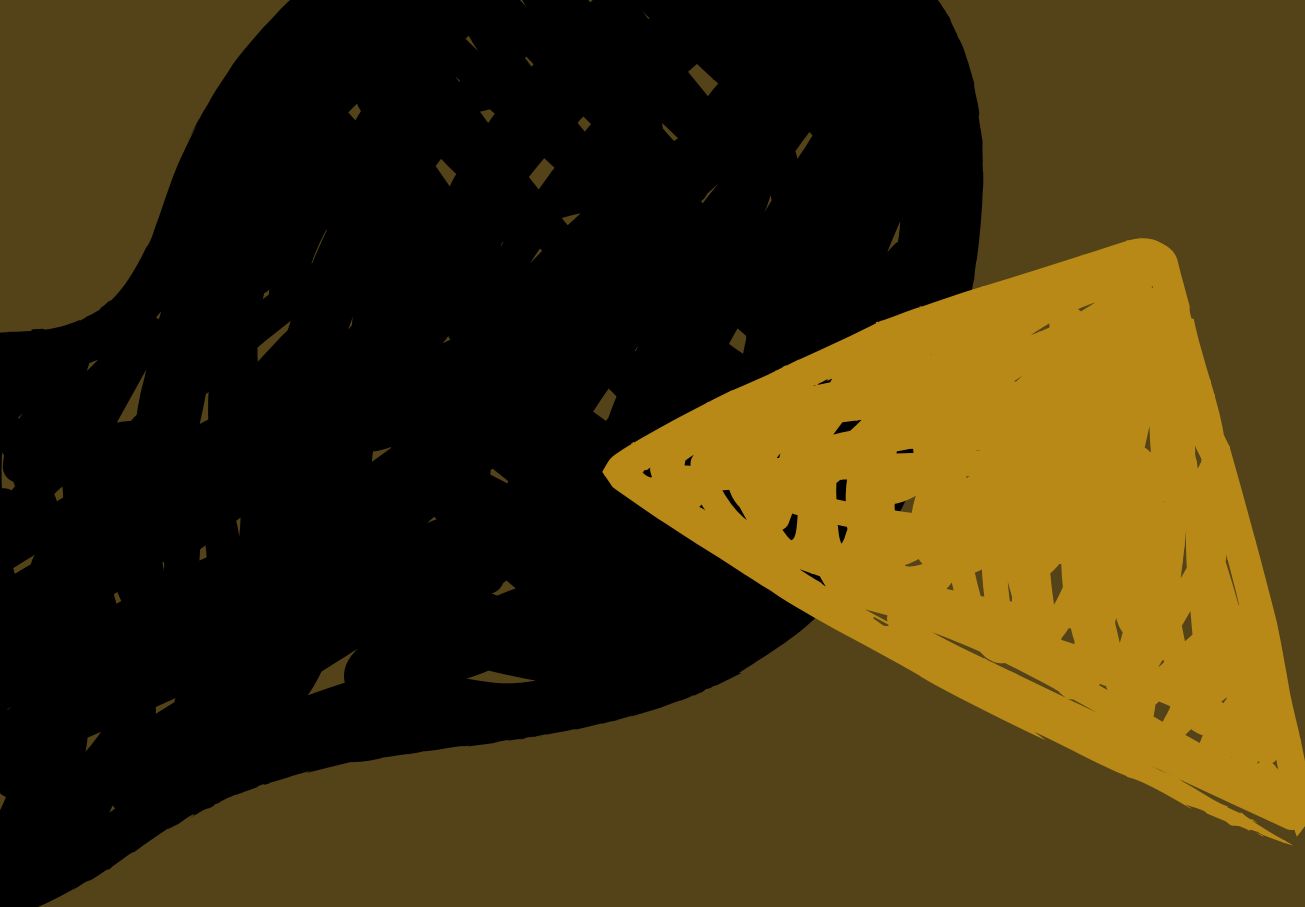
Ideal for young couples or individuals seeking **affordable comfort**.

2 BHK

Perfect for small families, providing **versatile living space** and functionality.

3 BHK

Spacious layouts designed for larger families, ensuring **enhanced comfort** and privacy.



Amenities and Lifestyle Features

Balaji Oriana World offers a **superior lifestyle experience** with a wide range of **modern amenities**. Residents can enjoy leisure, fitness, and outdoor activities in a vibrant community designed for comfort and sustainability.

Clubhouse

A **spacious clubhouse** for community gatherings and celebrations.

Fitness Center

A well-equipped gym to support your **health and wellness** journey.

Open Spaces

Lush green **gardens and jogging tracks** promote outdoor activities and relaxation.



Contact Us

For more information and to schedule a site visit,
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